

TOWN OF HOPEDALE
SPECIAL TOWN MEETING WARRANT June 15, 2010
in the Dennett Auditorium of the Junior/Senior High School

Worcester SS: To the Constables in the Town of Hopedale in the County of Worcester.

Greetings: In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Hopedale qualified to vote in town affairs to meet in the Dennett Auditorium of the Junior/Senior High School on Tuesday, June 15th, 2010, at 7:00 o'clock in the evening then and there to act on the following articles:

Article 1: To see if the Town will vote to amend the Zoning By-laws to establish a new, optional Commercial Highway Overlay District by adding a new Section 20 to read as follows:

Section 20 Commercial Highway Overlay District

1. **Purpose**

The purpose of the Commercial Highway Overlay District is to promote economic development and beneficial improvement of under-utilized land within the Town of Hopedale, in an area that is suitable for commercial development and will not burden available infrastructure, or unduly impact neighboring land uses.

2. **Location**

The location and boundaries of the Overlay District are hereby established as shown on a map entitled, "Commercial Highway Overlay District of the Town of Hopedale, Massachusetts", dated _____, which accompanies and is hereby declared to be part of this By-law.

3. **Use Regulations**

The owner of land within the Overlay District may choose to utilize such land in accordance with the underlying zoning. However, should such owner of land within the Overlay District choose to take advantage of the provisions of this Section, such land shall be used only as set forth herein.

a. **Use Allowed By Right**

- i. *On any lot(s), a single building for retail, restaurant, office or other commercial is allowed by right, provided that the minimum usable, interior floor area of such structure (or portion thereof) located within the Town of Hopedale shall be at least 20,000 square feet.*
- ii. *Accessory uses, including parking, associated with such structure or portion thereof located in the Town of Hopedale are allowed by right.*

b. **Uses Allowed By Special Permit from the Planning Board**

- i. *Additional structures for retail, restaurant, office or other commercial use may be allowed by special permit from the Planning Board.*
- ii. *Accessory uses, including parking, associated with such additional structures within the Town of Hopedale may be allowed by special permit from the Planning Board.*
- iii. *Accessory uses, including parking, associated with any structures (or portions thereof) located outside the Town of Hopedale, but on the same lot as the proposed accessory use(s), may be allowed by special permit from the Planning Board.*

4. **Dimensional Requirements**

Uses and structures under this section shall be governed by the dimensional requirements otherwise applicable in the Commercial (C) District.

5. **Site Plan Review**

Any development, pursuant to this Section, shall require administrative Site Plan Review by the Planning Board.

or take any other action thereto.

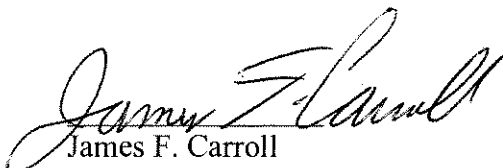
Submitted by: Planning Board

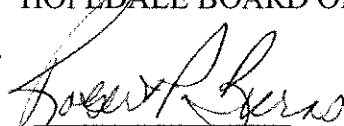
Commentary: This zoning Article is being suggested by the Planning Board in response for a Zoning change of parcels of land on South Main Street by Topsfield Associates, in preparation for the addition of a Big Y Supermarket and other possible commercial development on the same parcels.

You are hereby directed to serve this Warrant by posting attested copies thereof at three public places in different parts of the Town not less than seven days before the holding of said meeting. Hereof fail not to make the due return of the meeting aforesaid.

Given under our hands this 24th day of May 2010.

HOPEDALE BOARD OF SELECTMEN


James F. Carroll


Robert P. Burns
Chairman

Michael E. Collins

A True Copy, ATTEST:

Posted in the Town Hall, Community House, and Post Office Lobby.



Constable

052570
Date